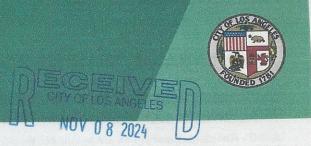
### FINDINGS/SPECIAL REQUIREMENTS

# CITYWIDE DESIGN GUIDELINES Compliance Review Form



### **Authorizing Provision**

CITY PLANNING VAN NUYS

The Los Angeles City Planning Commission adopted the <u>Citywide Design Guidelines</u> on October 24, 2019.

#### Purpose

The Citywide Design Guidelines are intended, among other things, to communicate the City's design expectations, facilitate fair and consistent application of design objectives, and to encourage the development of projects appropriate to the context of the City's climate and urban environment.

#### **General Information**

With the exception of residential projects with four or fewer units, projects utilizing the Permanent Supportive Housing Ordinance, or projects utilizing an applicable State streamlining measure (e.g., SB 35, AB 2162), all projects that are either constructing a new main building or pursuing a Vesting Tentative Tract Map shall complete this Citywide Design Guidelines Compliance Review Form and submit it as part of the project application.

## **Project Information**

Case Number:	
ite Address: 755	66-7572 N WOODLAKE AVE
Project Request:	100% AFFORDABLE, 55+ AGE RESTRICTED HOUSING DEVELOPMENT SEEKING
NIMENU INCENTIV	ES PER LAMC 12.22.A.25, AB1763, AB2345 & AB2334.
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#### Instructions

On the following pages, describe how, and to what extent, the project achieves the intent of the Guidelines and/or complies with each of the 10 <u>Citywide Design Guidelines</u>. Identify the Sheet Number(s) of the project plans on which information can be found illustrating alignment with each Guideline. If a particular Guideline is not applicable, please indicate as such below. Example language is provided on the Sample Citywide Design Guidelines Compliance Form (<u>CP-4057</u>).

## PEDESTRIAN-FIRST DESIGN

PEDESTRIAN-FIRST DESCRIPTION STATES	nedestrian experience for all.
PEDESTRIAN-FIRST DESIGN  Guideline 1: Promote a safe, comfortable, and accessible  Residential entrances are sidewalk-adjacent	pode
A000 - Residential entrances are sidewalk-adjacent	
A000 - Residential entrances are within 1/2 major transit stop  A000 - Residential entrances are within 1/2 major transit stop	to from the entrance.
A000 - Residential entrances are within 1/2 major transit stop  A101 - Stairs are provided within close proximity to the elevator, accessib	le nom and sidowalk
A101 - Stairs are provided within close proximity to the elevatory  A101 - Residential entrances are in close proximity to landscape features	facing the sidewalk
A101 - Residential entrances are a	
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Guideline 2: Carefully incorporate vehicular access such	that it does not degrade the
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uideline 3: Desig	n projects to actively engage with streets and public space and maintain
uman scale.	located along Woodlake providing clear view and access were
101 - Residential enti	ows along the street facade reduce the scale of the building.
200 - Recessed wind	ows along the street facaue reduce the elevation further reducing the building from a total mass.  Topenings add voids to the elevation further reducing the building from a total mass.
200 - Exterior corrido	r openings add voids to the elevation further reducing a double height glass entry visible to pedestrians. e engages with the streescape by creating a double height glass entry visible to pedestrians.
200 - The front facad	e engages with the streescape by crossing
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	a clear and coherent architectural idea.  ponds to mediterranean/spaish style vernacular found in the adjacent neighborhoods.
Agon The mass is broken	down with alternating taller clay tile sloped roof towers and 15
roof sections. Each section	has a non-repetitive nature as they each have unique features such as juillet salesmen,
different tiled and plastered	materials, wood balcony projections, and a variety of window types.
Suidolino 6: <b>Provido</b> a	monities that support community building and provide an inviting
omfortable user expe	menities that support community building and provide an inviting, erience.  long Woodlake Ave at the building entry provides bike parking, lush planted landscape
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omfortable user expensions and a public facing pation that onting Saticoy, there is a low reseniors and guests to state 121-A122 - The building is excessible courtyards as a general state of the same of the sam	long Woodlake Ave at the building entry provides bike parking, lush planted landscape t can be used as a meeting space for inhabitants, guests, or public users. At the Northing strech of open space that is designed as a healing garden, and long walking path y active, meditate, and increase their wellness and fitness.  Inherently community centric in function as a seniors home, but also includes large
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	ated away from the streetscape and shielded from Saticoy.  Storage rooms, parking and loading spaces are not visibile from surrounding public.
	as dedicated access that does not conflict with vehicular traffic.
	t will be set back from the roof parapet edge and appropriately screened from public view.
Guideline 8: <b>Protec</b> A000 - The site shall lim	t the site's unique natural resources and features. it alterations to natural drainage courses.
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A102 - Tree canopies	ill utilize drought-resistant native plant species. s at courtyard deck will protect occupants from the sun and provide comfort.
	s will block sun on units and reduce the need for HVAC use.
	easily accessible, and located near the elevator for clarity.
	The state of the s
omote habitat.	nance green features to increase opportunities to capture stormwater and
omote habitat. 101/ A102 - Large sw	vaths of landscape areas will remain permeable.
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